

HERITAGE STATEMENT

Alterations at:

1a Wine Street, The Gallery, Devizes, Wiltshire, SN10 1AP

For: Chalk Architects
Date: Friday 17th July 2026
Ref: RS3 1a Wine Street



1 Wine Street, 2016. Photograph attached to listed building entry

Chalk.

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1. Introduction

- 1.1. This Heritage Statement is to accompany a Listed Building Consent Application for works at The Gallery, 1a Wine Street, Devizes, Wiltshire, SN10 1AP. It is to be read in conjunction with the application drawings.
- 1.2. The intention of this statement is to fulfil the requirements of paragraph 200 of The National Planning Policy Framework (NPPF) (last updated December 2023)
- 1.3. The proposal is for the installation of a new data connection cable to be installed alongside the existing cable, requiring an adjacent opening next to the existing opening across the North facade.
- 1.4. The report was completed for and carried out by Chalk Architects.
- 1.5. In 2017 the building was converted from Class A2 (financial and professional services) to Class B1(a) (Office), under application 17/03250/FUL. Chalk Architects now tenant the office, and the purpose of this application is to enable it’s continued occupation.

2. Methodology

- 2.1. The history and significance of the site was analysed using the guidance and information contained within the following literature/sources:
 - Historic England’s Conservation Principles, Policies and Guidance (2008)
 - Historic England’s Advice Note 12: Statements of Heritage Significance (October 2019)
 - Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)
 - Devizes Conservation Area Statement Kennet District Council 2005
 - J Orback, B Cherry and N Pevsner, The Buildings of England: Wiltshire (3rd edn 2021) pp278-280
- 2.2. This statement concentrates on only those areas of the heritage asset that are affecting by the proposals and is limited in its analysis in accordance with paragraph 200 of the NPPF “The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”

3. Designations

- 3.1. 1 Wine Street is a Grade II* listed building, located within Devizes Conservation Area. It was first listed in 1954, entry no. 1252446. The entry description reads as follows:

“Formerly the Cheese Hall, used as a Town Hall during erection of present building and later as depot for the militia. Built by an architect called Lawrence in 1750-52. 2 storeys. A wide Bath stone front of 4 bays, with pediment over all on front facing Market Place. The ground floor has rusticated treatment and 4 arched openings with slightly projecting springers. This arcade has now been restored, windows having been inserted in early C19. Slightly projecting string at 1st floor level supporting 5-semi-engaged Ionic columns and 2 outer angle Ionic piers all with moulded bases and carved capitals supporting entablature, curved frieze, and pediment. Short length of parapet with moulded coping at angles. 4 tall windows on 1st floor with moulded sills. The tympanum is filled with elaborately carved enrichment of scroll and floral type with pair of cupids in relief supporting a central clock in a rich wreath frame crowned with Town Arms. The side elevation to St John's Street repeats the design in simpler form, with 4 similar bays, but pilasters to upper part, and panelled parapet in place of pediment. The parapet has small piers over pilasters. The exterior stone work and carving is, however, exceedingly good and does not appear to have been affected.”

4. Description of the Heritage Asset

- 4.1. 1a Wine Street, once functioning as the town hall and further a cheese hall, is a bath stone 2- storey building with basement and attic. The ground floor is now a functioning shopfront for Henry Aldridge auctioneers. At the top of the North elevation, the property houses a historic clock face accessed via the attic. This proposal is relating to the first floor, which houses 7no. 24-framed double-hung sash windows with moulded sills, on the west elevation one historic window has been filled. The north facade houses 4 bays, faced in bath stone- the eastern most window is where the existing electricity cable exits the building.





4.2. The property is sited centrally within Devizes, along both St. John’s and Wine Street, and adjacent from the central town market place. The asset is well maintained and in good condition, with the facades widely unaltered. The sash windows remain on the first floor, and the stonework facade is in good condition.

5. **Proposals**

5.1. The proposed works comprise creation of an opening (approx 10mm) adjacent to the current to facilitate the installation of an upgraded data cable alongside the existing cable. The opening will be sized as appropriate and no more than necessary. The new cable will follow the same path as the existing, maintaining the established route. The works will be undertaken by Openreach/ BT.

6. **Impact of the proposals on the significance**

- 6.1. The proposed works will result in a negligible level of impact on the significance of the heritage asset. The proposal involves the addition of a small cable opening (approx 10mm). The replacement cable will follow the same route as the existing, ensuring there is no significant change to the appearance of the building’s exterior.
- 6.2. The cable will provide an improved data connection, supporting the continued viable use of the building as an office environment. Maintaining functional, active use contributes to the building’s ongoing occupation and maintenance, consistent with the long-term conservation of the heritage asset.

7. **Justification & Mitigation**

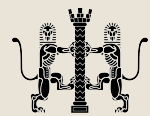
- 7.1. The proposed opening will be limited to the minimum extent necessary to accommodate the cable, preventing any unnecessary loss of historic fabric.
- 7.2. The new cable route will follow the existing, avoiding the introduction of any new fixtures or paths across the building’s facade, and will be imperceivable from the public street

8. **Conclusion**

- 8.1. It is considered that the proposals have a positive impact on preserving the significance of the heritage asset as their intention is to support ongoing viable use of the first floor. The prolonged occupation of the asset ensures continued maintenance, preserving its fabric.
- 8.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given be given Listed Building Consent.

9. **List of submitted drawings**

CHALK 00-00—L01 Location Plan
CHALK 00-00-E100 Existing Photographs



APPENDIX A Existing Photographs



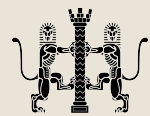
Figure 1 - Existing view of the cable, going through the window frame



Figure 2 - External view of the existing cable



Figure 3- Internal view of the existing cable



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